

PLEASE NOTE: Legislative Information **cannot** perform research, provide legal advice, or interpret Maine law. For legal assistance, please contact a qualified attorney.

## **An Act To Conserve Energy in Residential Leasehold Tenancies**

**Be it enacted by the People of the State of Maine as follows:**

**Sec. 1. 14 MRSA §6030-D** is enacted to read:

### **§ 6030-D. Energy conservation measures**

A landlord may provide heat at less than 68 degrees Fahrenheit if stated in an agreement for the rental of the dwelling unit. The agreement must be a written lease with the minimum temperature for the heat, which may not be below 62 degrees Fahrenheit, specifically stated. The agreement must provide a reduction in rent or other specified fair consideration to the tenant in exchange for an agreed temperature below 68 degrees Fahrenheit.

### **SUMMARY**

This bill allows a landlord and tenant to agree in a written lease for the landlord to provide heat at less than 68 degrees Fahrenheit to a minimum of 62 degrees Fahrenheit if the lease provides a reduction in rent or other consideration for the lower heat.